

CITY OF VANCOUVERSPECIAL COUNCIL - JUNE 24, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 24, 1976, at 7:30 p.m., in the Gmnasium of the Champlain Heights Community School, 6955 Frontenac Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Cowie, Harcourt, Marzari,  
Rankin and Volrich

ABSENT: Alderman Bowers)  
Alderman Boyce ) (Leave of Absence)  
Alderman Kennedy  
Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Cowie,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21)

An application was received from the Director of Planning to rezone the lands generally bounded by Boundary Road, Enclave 1, Blake Street, Champlain Crescent, City Park and S.E. Marine Drive from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development to the following uses and density:

USES: One-Family Dwelling  
Two-Family Duplex Dwelling  
Two-Family Semi-Detached Dwelling  
Townhouses  
Apartments (including those for  
senior citizens)  
Park and Playgrounds  
Personal Care and Private Hospital  
(excluding surgical facilities)  
Local Convenience Stores (not to exceed a  
total of 4,000 square feet)  
Customarily Ancillary Uses (including off-  
street parking and loading)

DENSITY: Shall not exceed a total of 1,850 dwelling  
units.

The Director of Planning further recommends that 'Personal Care and Private Hospital (excluding surgical facilities)' and 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' be added as permitted uses to the CD-1 By-Law.

(NOTE: When notification was conducted, these uses were included as they are in the draft CD-1 By-Law).

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Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

And subject to the following:

A. OVERALL CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8  
AND 12 - 21

- 1) The detailed scheme of development for each Enclave be first approved by the Director of Planning following advice from the Urban Design Panel, having particular regard to the overall design, the "Implementation Report - Development of Areas E and F - Champlain Heights" approved in principle by Council on May 6, 1976; the provision of suitable open space, retention of specified trees, spacing of buildings, daylight and sunlight to all habitable quarters, landscaping, garbage collection facilities, vehicular ingress and egress and off-street parking.
- 2) All utilities are to be provided underground including electrical, television cables, telephone, etc.
- 3) That the Director of Planning in dealing with the detailed scheme of development for each Enclave shall have due regard to the integration and relationship of all Enclaves.
- 4) All buildings are to be set back 25 feet from any collector road and 15 feet from Enclave parking areas.

B. SPECIFIED CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8  
AND 12 - 21

See the attached set of conditions dated "June 7, 1976".

(Attached Conditions referred  
to on file in City Clerk's Office)

The application was approved by the Director of Planning, and also the Vancouver City Planning Commission who commented as follows:

"That the Commission concur with the City Manager's report dated March 4, 1976, on Areas E and F, Champlain Heights;

AND FURTHER RECOMMEND that Item (g) Local Convenience Stores, be added to the permitted uses under the CD-1 By-law."

Mr. R.R. Youngberg, Assistant Director Area Planning, reviewed the proposed development for the information of the meeting.

The Council heard delegations as follows:

- Mrs. B.A. Fenwick, representing Killarney Champlain Citizens for Action, filed a brief and stated that the community be involved in the development of this area from the implementation stage onwards. The association also requested that Enclaves 9, 10 and 11 be retained as residential. The Killarney Champlain Citizens for Action is concerned about the closing of the Information Centre on June 30th because of lack of funds.

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Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

The association also considers it important that development of social amenities such as community centre, traffic lights, schools, etc., keep pace with the housing development. The association supports the development plan and requests that it proceed as soon as possible.

(At this point in the proceedings, Alderman Cowie left the meeting.)

- Mr. Yusuf Adatia representing La Petite Maison Co-Op, indicated his group will be making application for Enclave 18 for development as a co-operative. His association has 35 signed members and 100 members on a waiting list. The association supports the rezoning application.
- Ms. Diane Matters stated that while not opposed to the proposed rezoning, she had some general comments on the development. She suggested consideration be given to inclusion of a laundromat and cafe. She also pleaded that Council consider approving additional retail space to permit more than one convenience store in the area. She further suggested that there should be a limit on the number of units owned by any one person.
- Mr. A. Dolmat opposed the project on the basis that the density proposed is too high and also it would provide too many 'rental' projects.
- Mr. S. Dolmat opined that the proposed development would lead to overcrowding of the schools. He is in favour of more single-family development.
- Mr. C.V. Nylander, Lawyer for MacMillan Bloedel Limited, addressed Council and submitted a brief expressing concern that the new residential development could create conflict or confrontation with the existing industrial uses in the area. He suggested Council consider establishment of a green belt or buffer zone between the residential and heavy industrial zones. He also expressed a number of concerns regarding noise levels. He was advised that the acoustical consultant who will be doing a noise survey for Enclaves 9, 10 and 11, will be considering all aspects of noise levels in the area. Mr. Nylander also submitted to Council a report on the feasibility of residential development adjacent to the MacMillan Bloedel plant, prepared by Brahm Wiesman in 1973, at the request of the Company.
- Mr. Sol Jackson stated that Enclaves 9, 10 and 11 should be retained for residential purposes. He also raised a number of questions with respect to the number of rental units in the proposed development, whether or not senior citizens housing would be developed in Enclave 14 and requested information on the present disposition of Enclave 1.

A City staff member replied that Enclave 14 will be developed for senior citizen housing. In addition, there will be 214 rental units in the area being considered for rezoning this evening. With respect to Enclave 1, he was advised that the City has offered this area for sale on a strata title or fee simple basis with plan of development subject to approval of the Director of Planning. This area would be developed with single-family market housing.

The majority of the speakers expressed concern over the closing of the Information Centre and asked Council to consider granting sufficient funds to permit it to remain open for at least a further two years.

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Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

Mayor Phillips instructed the Interim Project Manager, Champlain Heights, to report to the next meeting of Council on the best means of disseminating information to the citizens of Champlain Heights, particularly during the development of Areas E and F.

MOVED by Ald. Harcourt,

THAT the rezoning application be approved subject to the use 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' being amended to read 'Local Convenience Stores (not to exceed a total of 8,000 square feet)'.

- CARRIED UNANIMOUSLY

(Underlining denotes  
amendment)

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Volrich,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:50 p.m.

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The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of June 24, 1976, adopted on July 13, 1976.

P. Phillips  
MAYOR

B. N. Little  
CITY CLERK